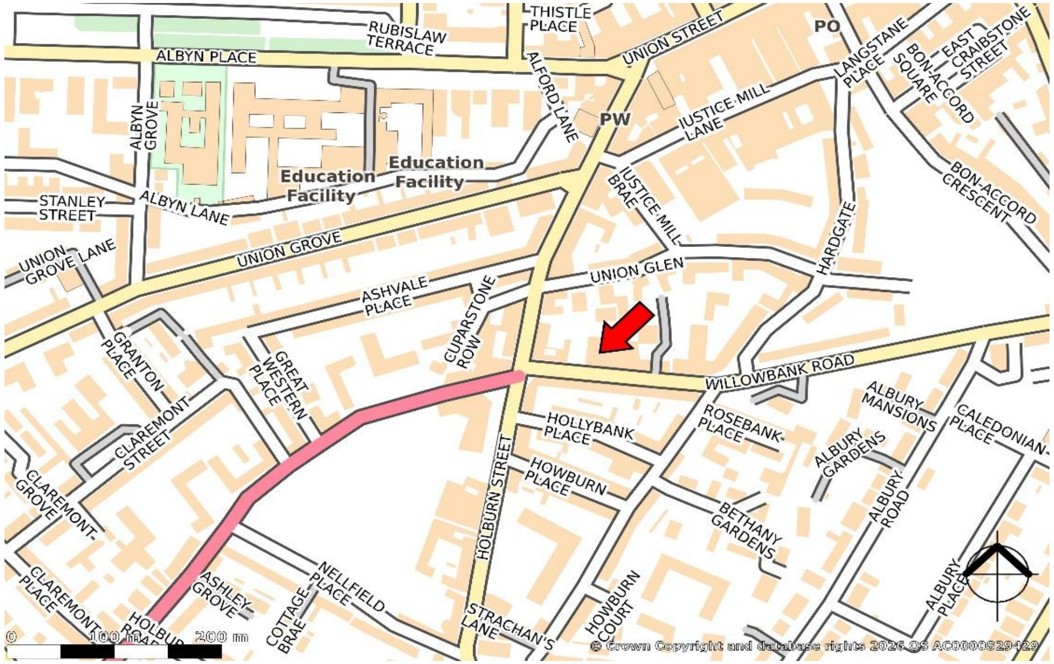
TO LET

TRADE COUNTER / STORAGE UNIT

GRAHAM SIBBALD

Unit 2 Willowbank Retail Park Aberdeen, AB11 6XL

- City Centre Location with Car Parking
- Suitable for Trade Counter Operators / Storage & Distribution
- GIA: 386.2 sq.m (4,157 sq.ft)



LOCATION

The subject property occupies a prominent position within Willowbank Retail Park, situated on Willowbank Road just off Holburn Street in the heart of Aberdeen city centre. Holburn Street lies to the west of Union Street, Aberdeen's principal commercial thoroughfare, The property benefits from a well established and highly accessible location. The unit is served by a dedicated car park to the front, together with strong bus links connecting the area to the rest of Aberdeen.

The surrounding area comprises a well-established mix of residential accommodation and retail premises. Nearby occupiers include Sally's Beauty, Café 100, The Adams Lounge and Sainsbury's Local.

DESCRIPTION

The property comprises a substantial warehouse unit, considered suitable for trade counter / storage and distribution purposes Internally, the accommodation features concrete flooring, brick/blockwork walls and a pitched profile metal sheet roof.

Key Features:

- Eaves height of approximately 6 m
- Apex height of approximately 9 m
- Access is provided via a roller shutter door opening onto the car park.

ACCOMMODATION

The subjects have been measured on a Gross Internal Basis in accordance with the RICS Code of Measuring Practice (Sixth Edition):

	SQ. M	SQ. FT
Warehouse	386.2	4,157

RENT & LEASE TERMS

Unit 2 Willowbank Road is on the basis of a **sub-lease** (in part) with a rental of £55,000 per annum sought.

NB: The subjects forming Units 2 and 3 Willowbank Road are leased to TILESANDSTONEFDIRECTED LIMITED expiring August 2031

RATEABLE VALUE

The subjects are currently entered into the Valuation Roll as a larger entity covering Unit 2 & 3 Willowbank Retail Park with a Rateable Value of £103,000.

The unit will need to be re-assessed upon occupation and commencement of a sub-lease.

EPC

The subject has an EPC rating of 'D'. Full documentation is available upon request.

VAT

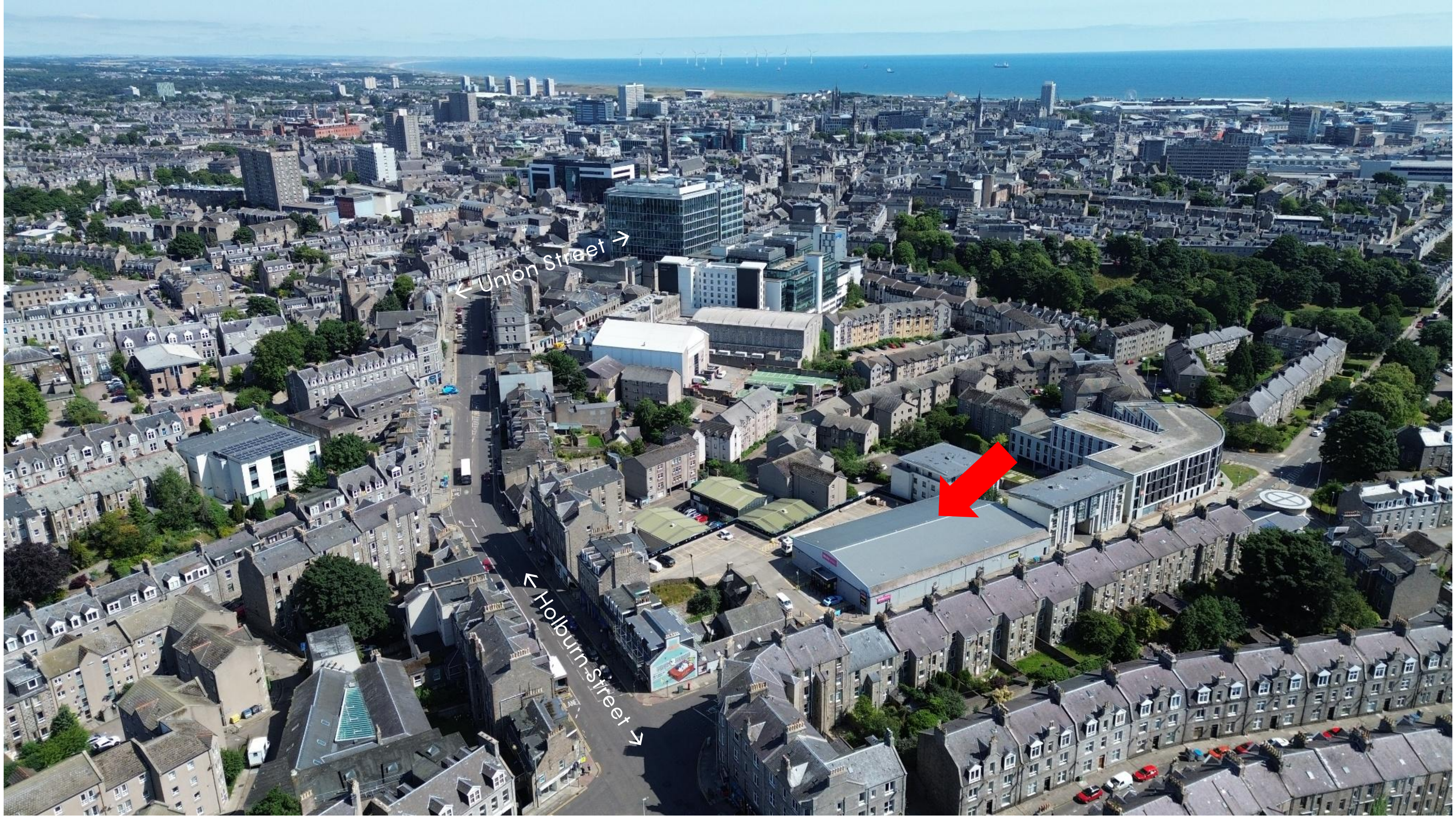
All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the lease with the ingoing tenant liable for LBTT and registration dues in the normal manner

VIEWING

To arrange a viewing or for further information, please contact the sole letting agents.



To arrange a viewing please contact:

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